

KOOTENAY VALLEY

FRUIT LANDS

The
Fisher-Hamilton Co.

"If It's Real Estate
It's Our Business"



Suite 615-616 Ashdown Bldg.
Winnipeg



Kootenay Lake



KOOTENAY VALLEY FRUIT LANDS

THE GARDEN SPOT
OF THE ROCKIES

The Fisher-Hamilton Co.

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615-616 ASHDOWN BUILDING

WINNIPEG, MANITOBA

INTRODUCTION

The Kootenay

KOOTENAY LAKE nestles in a valley of the Selkirks and is surrounded on all sides by mountains of an altitude of four thousand feet or more.

The Wealth of the Kootenay

The riches to be found in this valley are almost fabulous.. The mountains are wonderfully rich in mineral wealth — coal, petroleum, copper, lead, silver and gold being found in large deposits; while the hillsides are covered with a growth of timber which is a veritable gold mine to the lumberman. These two industries — mining and lumbering — have already made the valley of the Kootenay famous.

***The Greatest
Wealth of all***

The early seekers after wealth, however, overlooked the richest field of all. Lying here and there on the Lake shore are benches of land of remarkable fertility, which are proving to be the finest fruit lands in Canada. A few prospectors, tired of searching the hills for mineral wealth, settled on these bench lands and devoted themselves to growing fruits and berries with a success that was a surprise even to themselves.

OUR Purchase

We were successful in buying the choice available land with a lake frontage and are now offering this land on the market.

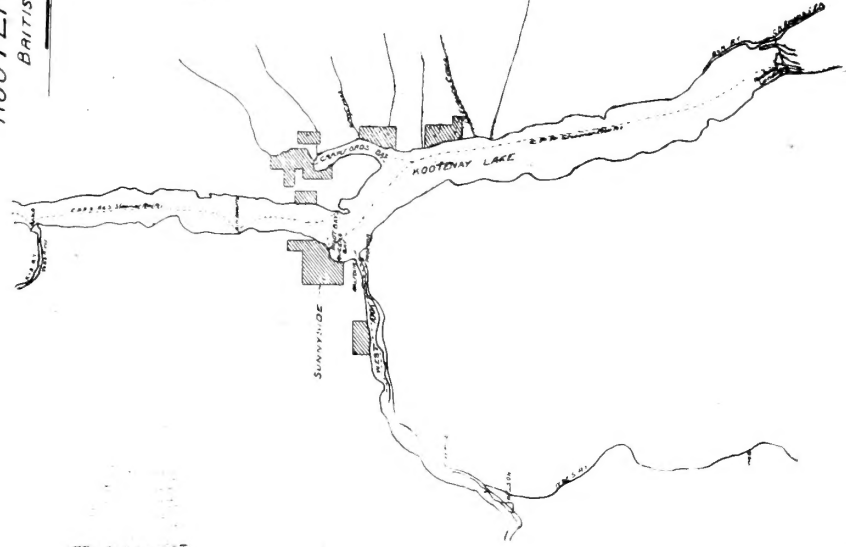
THE FRUIT LANDS OF THE KOOTENAY

**Fruit Growing in
the Kootenay**

THE growing of fruit in the Kootenay Valley is a comparatively recent industry, but has already been accompanied with a remarkable success. During 1905 about 29,000 crates of strawberries were shipped from this district, as well as about 1,000 crates of apples, in addition to several hundred crates of peaches, plums, pears, cherries and various berries, all obtaining the highest prices on the market.

FRUIT LANDS
KOOTENAY VALLEY
BRITISH COLUMBIA

The Fisher House, No. 10
615 old Astor Building
Winnipeg.



**Quality the Best
and trees free
from pests**

The quality of the fruit in the Kootenay, especially of the apples and strawberries, has earned for the district almost world-wide renown. Within a very short time the "Kootenay Strawberry" will be in great demand as a distinct berry in Manitoba and the North West Provinces. The government in British Columbia, realizing the natural advantages of fruit raising in the province, are taking the most stringent measures to maintain the high standard that the province has already obtained. The orchards in the Kootenay are free from fruit pests, being inspected yearly by commissioned government inspectors, who are authorized to destroy infected trees and to order remedies applied where necessary. All fruit and nursery stock that is in any way infected is denied admittance to the province.

**The London, Eng.
Medal**

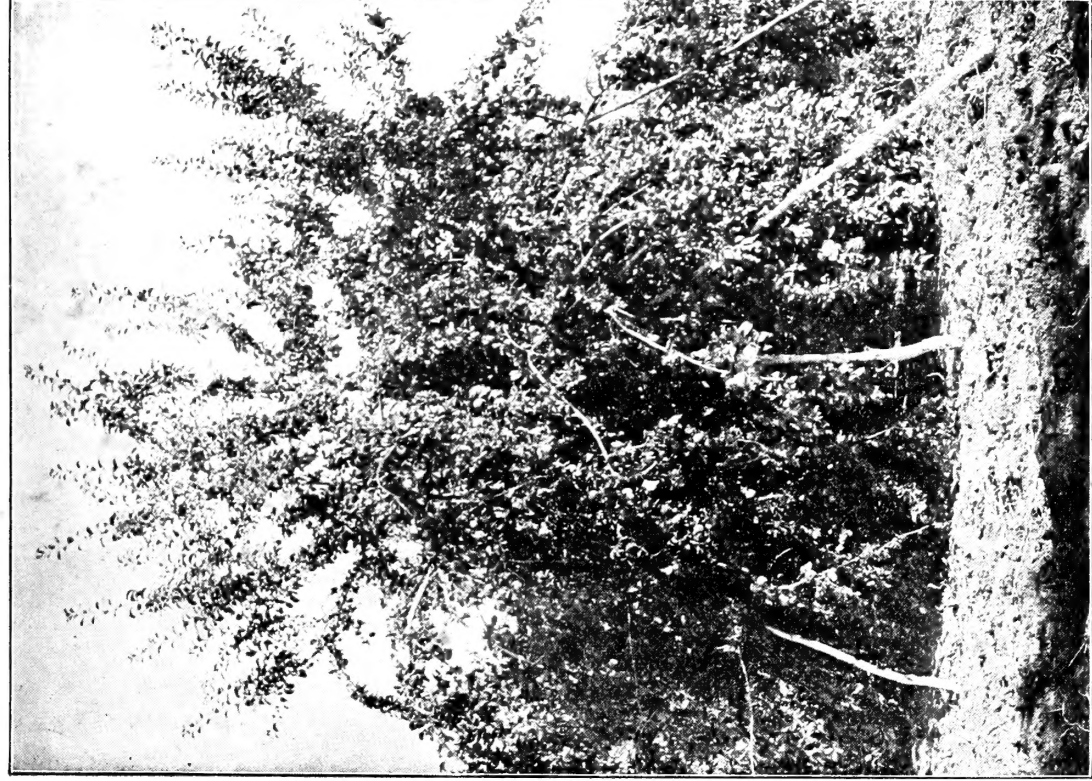
No better proof of the quality of the fruit raised in this district could be produced than the fact that this district took a special medal at London, England, in December, 1905. We reproduce a copy of this medal on the third page of this book.

**Highest Honors,
New Westminster
Fair, 1905**

At the New Westminster Exhibition, October, 1906, Kootenay fruit won the highest honors, scoring from 60 to 65 points over fruit from the coasts districts.

Large Returns

Every variety of fruit and berry which has been tried in this district thrives. Some exceptional results have been obtained, which we mention simply to show



Apple Tree, which Produced over One Ton of Fruit, 1905.

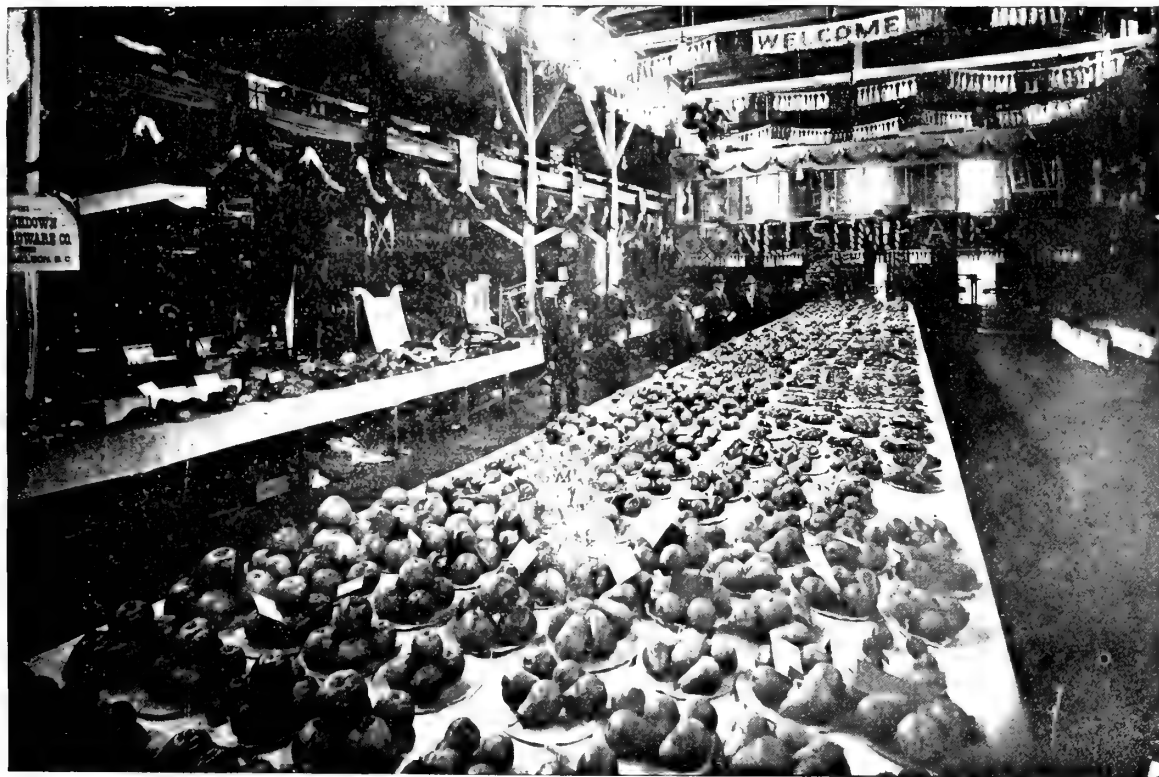
what may be done in the district. One peach tree, for example, produced twenty-three crates of marketable fruit, which sold for \$40.25, and one strawberry patch, containing an acre and five-eighths, produced 498 crates of first class berries which, at \$2.25 per crate, means about \$690 per acre. The tree (the cut of which appears on the opposite page) yielded over a ton of apples: at \$1.35 per 40-pound box (the lowest wholesale price paid) the fruit of this tree would sell at \$67.50; at \$2.00 per box it would bring \$100.

Average Returns

The average price obtained last year for strawberries netted the fruit farmer about \$300 per acre. Cherries sold from \$20 to \$25 per tree. As an illustration of the remarkably early yield, a four-year-old apple orchard of about 3,000 trees (76 trees to the acre) netted \$4 per tree, or over \$300 per acre from an orchard of an age at which it was not yet expected to be bearing at all. \$300 per acre, or \$3,000 from ten acres, represents a reasonable average return a fruit farmer in the Kootenay may expect.

The Fruit Orchards

All the available land on the West Arm on the Kootenay Lake is now planted out in orchard. It is practically impossible to buy one of these farms, as the present owners realize that it would be impossible for them to use their money to a better advantage than to leave it in this land, which is rapidly increasing in value, and, further, they know that they cannot anywhere else engage in as pleasant work with as profitable returns.



Fruit Exhibit at Nelson. 1905

OUR Locations

On the main part of the Lake are to be found half a dozen benches containing, all told, only a few thousand acres of choice land. These benches are located on Queen's Bay, near La France Creek, adjoining Grey's Creek, around the head of Crawford's Bay, near the village of Balfour and above Pilot Bay. This land, after being carefully inspected by trained fruit land valuers, was purchased by us.

This buying has placed in our hands the available Choice Fruit Lands of the Kootenay Valley.

The Bench Lands

The mountains form a rugged shore, save where an occasional bench or steppe occurs. In front of each bench is the Lake and behind towers the snow-capped mountains, and across each bench bounds one or more mountain streams. It is impossible to imagine spots more beautiful than these bench lands, covered with a rich growth of vegetation.

The Soil

The soil on our land is a rich chocolate-covered silt, deposited on these bench lands ages ago, when the lake was at a higher level. Experts declare that no better soil for fruit land is to be found.

The Water Supply

Our lands lie at the foot of the mountains and are kept moist by water flowing down the hillsides and oozing through the soil on the bench land. Should irrigation, however, be desired, all that is necessary is to tap one of the mountain streams flowing across the land. By tapping above the land with the natural fall of the hill the fruit grower secures his own system of irrigation. Nature has provided an ample water supply.



Cherry Tree

Prune Tree

Plum Tree

Young Fruit Trees Near Nelson

Flavor, the Best

The long series of medals, prizes and honors won by this district, and the universal testimony of fruit experts go to prove that Kootenay fruit is unequalled anywhere else for quality and flavor. The superiority of fruit grown in the Kootenay is such that it stands in a separate class by itself. In this connection we would draw particular attention to the evidence of experts in "What Others Say," in this book.

Water absolutely Pure

This mountain water is absolutely free from bacteria. Chemical tests proved that it is almost as pure as distilled water.

The Climate

One of the most valuable assets of the Kootenay is undoubtedly its beautiful climate — mild, equable, salubrious, bright and sunshiny. The heat of the summer is never excessive; the evenings are pleasantly cool, as Kootenay Lake (a body of icy cold water, owing to its source in the snow of the mountain tops) continues cold after the hottest day. The winters are not extreme; only once (an early morning in January) during the last six years has the temperature dropped to zero; usually the winter morning temperature runs from freezing point to fifteen degrees above zero. The lake never freezes.

No Spring Frosts in the Kootenay

A result of Kootenay Lake being fed by ice cold mountain streams is that the lake does not warm quickly in the Spring, and, consequently, the Spring season in the Kootenay is fortunately a little later than in other fruit districts. By this provision of nature the Kootenay fruit grower is insured against early Spring frosts, as the trees do not blossom and bud until the danger of early



A Double Orchard—Fruit Trees and Strawberries —Giving a Total Yield of over \$500 per Acre

frost is past. In the Spring of 1905 an early frost extended over Canada and as far south in the United States as Virginia and Missouri, causing a general peach failure in both countries — save in the Kootenay Valley. Louiston, Idaho, and Clarkston, Washington, shipped in the previous year forty-four car loads of peaches, but in 1905 they did not ship one full car load. The Kootenay, however, while visited by the same frost, was unaffected, the trees not being sufficiently developed owing to the moderating effect of the lake. In that year the fruit growers in the Kootenay harvested an abundant crop, some of the remarkable returns of which we have instanced above.

Transport Facilities

Our lands on the Kootenay are especially favorably located for the marketing of perishable fruits. Six lake steamboats pass daily, going to Nelson, Kaslo and Kootenay Landing. Any of these boats will call upon a signal being given and collect fruit or passengers. Fruit may be picked in the morning, placed on the first boats and catch the noon train at Kootenay Landing for Winnipeg. By these arrangements this District is a day's journey nearer Winnipeg than any other fruit lands.

The C. P. R. has arranged to give low express rates for the carrying of fruits, and has placed special refrigerator cars on their lines.

Markets

The local markets for these fruits will consume all that can be raised in the district for at least a considerable time. Nelson, Trail, Rossland, Kaslo, Cranbrook, Fernie, Frank, etc., are thriving towns in the locality, while to the



One of the Local Markets—City of Nelson - Population 6,000

East is the non-fruit-producing population of Alberta, Saskatchewan and Manitoba, which affords an excellent market. This population, as is well known, is rapidly increasing, and will consume more fruit than can ever be produced in British Columbia. Here, it might be mentioned, that the fruit industry is protected against the United States by duty and rigid inspection.

Labor

The cheapest labor is Chinese, which can be procured at from \$20 to \$35 per month. These Chinamen are very industrious workers and give the very best of satisfaction. They appear to specially enjoy working in fruit ranches.

Estimate Cost of Fruit Lands

10 acres, at \$100 per acre.....	\$1,000 00
Clearing, at \$25 per acre.....	250 00
Ploughing, at \$5 per acre.....	50 00
Trees, 480 at 12½c. each.....	60 00
Planting, at 5c. per tree.....	24 00
Cultivating, pruning and spraying during the first three years, \$10 per acre per year, or.....	300 00
Total cost of 10 acres.....	<hr/> \$1,684 00

Most of our land is burned over, and the clearing will not cost as much as we give in the above estimate. On some of the land the clearing will cost even more.



Home Scenes on Fruit Farms

Securing Early Returns

Should a purchaser do his own work and cultivate between trees and raise vegetables, etc., during the first years, he may not only practically wipe out the cost of clearing, cultivating, pruning, etc., but may count on an annual income from the first year from his vegetable crops. The usual price of potatoes is 75c. per bushel in car load lots, and, at retail, \$1.00 per bushel is a low price. Tomatoes sell on the market from 3c. to 20c. per pound, depending entirely on how early in the season they are placed on the market; \$1,500 is an actual record this year (1906) from an acre of tomatoes. Other vegetables do equally well. In the second year strawberries come in, peach trees produce fruit in the third year, and apple trees in the fourth.

Poultry and Bees

In addition, the district offers exceptional inducements for poultry farming. Eggs never sell at less than 35c. per dozen, and during the winter 75c. is a low price. An apiary in connection with a fruit farm adds greatly to the family income. The climate is specially adapted for these industries.

Our Development Plan

We have made special arrangements to handle fruit farms for purchasers until such time as they may desire to go out to their land. We will clear and plough the land, plant trees and attend to the same, charging our clients with only the actual expense plus a fixed charge of ten per cent. over that expense for our work of supervising and managing. We will scale the improvements made to suit the expenditure which any client may desire to make — that is, we will clear and prepare all the land purchased or only a part, as the purchaser may wish. By this plan a client holding a good position need not go on his fruit farm until it is on a revenue producing basis.



A Young Orchard in a New Settlement

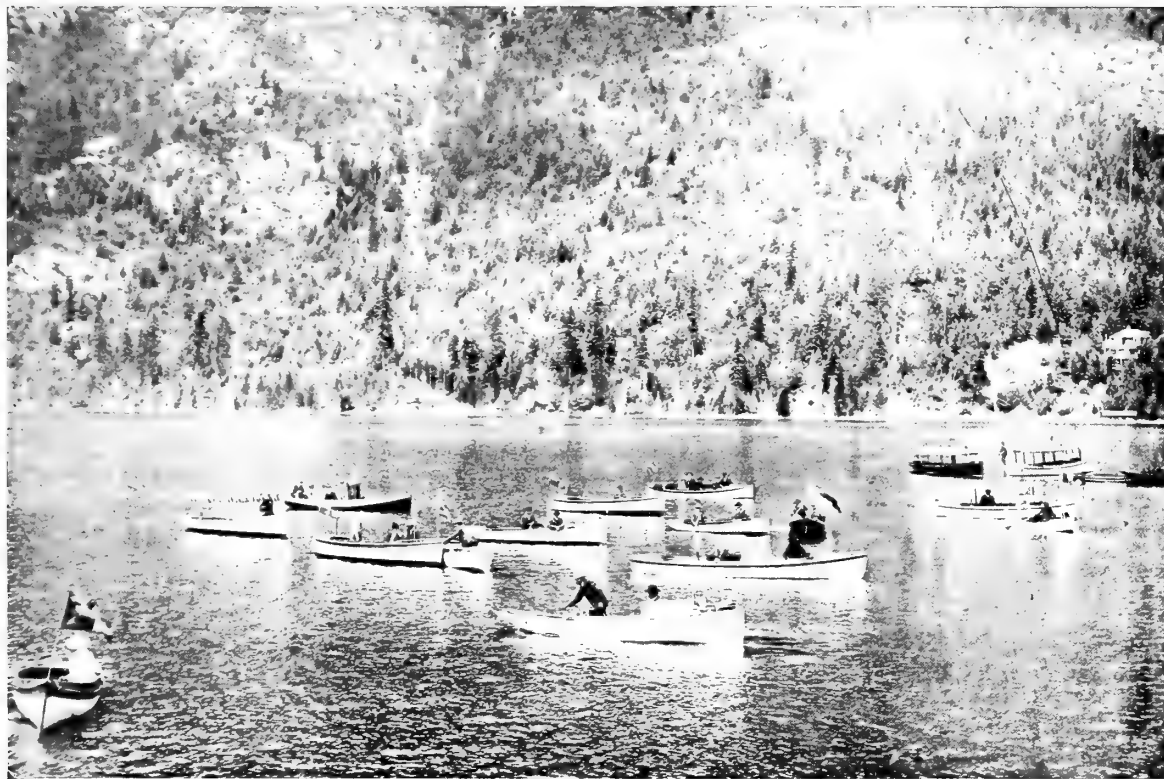
The Investment Features

The available land is very limited; the market is very extensive and is growing rapidly. This means that every choice foot of land will be under orchard in a very short time — in a year practically nothing good will be in the market. In Washington, Idaho and Oregon unimproved land costs from \$400 to \$750 per acre, and improved ranches from \$1,000 to \$2,000 per acre. It is to be noted in this connection that more fruit land is available, according to population, in the Western States than in Western Canada. Prices will naturally advance in the Kootenay, until shortly they will equal, if not exceed, the above mentioned prices. The purchaser unfamiliar with the profit of fruit farming will note that the fruit farmer in the Western States purchases these high-priced lands and competes in Winnipeg and Western Canada markets, after paying a very high duty. Particularly are these fruit lands a good investment by taking advantage of our plan of development, by which the land can be made to pay for itself and then be sold with the price realized a clear profit.

GOVERNMENT REPORT EXTRACTS

"Although the land available for agriculture is limited and in scattered areas; experience has demonstrated its great adaptability for fruit growing, which is rapidly becoming an industry of importance. At the fair held at Nelson very fine specimens were exhibited."

"The yield is good and the quality unsurpassed anywhere in Canada. The general climatic conditions seem to be peculiarly adapted for fruit culture."



Typical Lake Scenery. Small Bench of Cultivated Fruit Land at Right Hand of Photo.

WHAT OTHERS SAY

Earl Grey,
Governor General
of Canada

In an address at the opening of the New Westminster Agricultural and Industrial Exhibition, Earl Grey said: "What I have seen and learned of your fruit industry has inclined me to believe that rich as are the separate streams of wealth that flow from your minerals, your timbers and your fisheries, their joint and mighty volume will be inferior to the streams of national wealth, of domestic contentment which is one day destined to grow from out the orchards of British Columbia." *Earl Grey and his son, Lord Howick, have since purchased thirty (30) acres each in the Kootenay.*

Richard Grigg,
British Trade Com-
missioner

Richard Grigg, who recently made a tour of investigation through Western Canada, speaking of the fruit industry in British Columbia, said: "I never saw such magnificent fruit nor trees of a form so nearly perfect as in British Columbia."

A. McNeill, Chief of
the Dominion Fruit
Division at Ottawa

In an address after the New Westminster Fair, Mr. McNeill stated: "The only province of Canada that can produce apples of the fancy class is British Columbia, and I have come to the conclusion that the only district, even in British Columbia, that can produce it is the Kootenay * * * the soil and climate are wonderful, unequalled anywhere else in Canada." The classification for fancy class fruit, it might be explained, is for fruit that is practically perfect.



Kootenay Strawberries—5 inches in Circumference

**Dr. Mills, Chief rail-
road Commissioner,
Ex-Pres. Ont. Agri-
College**

"I have seen nothing finer than the fruit in Nelson district. I did not see the cherries or raspberries or gooseberries, but if they compare with the apples, pears and plums you have here a fruit country unsurpassed by anything in the Dominion."

**W. R. Hearst,
Ex-Presidential
Candidate of United
States**

The famous W. R. Hearst, the great newspaper publisher in the United States, and candidate for the United States Presidency in the last election, spent his summer holiday in the Kootenay and reports as follows:

"I have seen the most beautiful lakes in Italy and Switzerland and all those lovely spots, but I have never seen anything finer than the Kootenay Lakes and the Arrow Lakes. We had a delightful time there."

**Extracts from
"Farmers
Advocate,"
Winnipeg, Oct., 1906**

This paper sent a special correspondent to the Nelson Fair. We select one extract from his article: "One little branch of a plum tree not over two feet long had clustered around it over two hundred plums."

**Extracts from
Letter of
Jas. Johnston,
President
Nelson Agricultural
and Industrial
Association**

"I consider the conditions here (Kootenay Lake District) the most perfect for fruit culture.

"I have been interested in fruit growing in various parts of Canada and of the United States during the last twenty years, and until coming to Nelson, in 1901, I had found the climate of the Alleghany Mountains of West Virginia the most suitable for the production of small fruits. The shores of Lakes Erie and Ontario to Montreal I considered the best for the production of apples. The shores of Lake Ontario, from Niagara to Toronto, I believe to be the finest



Luxuriant vegetation of the Kootenay

**Extracts from
Letter of
Jas. Johnston,
President
Nelson Agricultural
and Industrial
Association**

peach section in America. Within the past two years, however, we have shown that we can produce as fine apples here as in any part of Ontario or in the Northern States. Peaches are grown here to perfection, and I feel quite confident in asserting that the quality of the small fruit produced, such as raspberries, gooseberries, strawberries and black currants, is superior to any produced elsewhere on the continent; in fact, the Southern States, such as Virginia, Tennessee and Georgia, will not compare with this section in the production of these fruits.

"The quality and size here is far superior and the yield per acre is at least double that of anything I have ever seen or succeeded in producing during my ten years' residence in these States.

"One average gooseberry bush in my Nelson garden bears finer fruit and as much of it as six of my finest bushes did in West Virginia, and my Virginian garden excelled in the production of gooseberries in that country. I find that I can grow vegetables, such as sweet corn and tomatoes, just as well as I could in Virginia. We can grow potatoes to perfection, and the "Champion of England" and "Ne Plus Ultra" peas reach a height of eight feet in my garden.

"I have not found irrigation necessary, and this adds much to the superior quality of all our fruit.

"The fruit grower will find here an ideal home. The climate is perfect; the soil is very rich and productive, and the market the best. He will be surrounded by beautiful scenery, and the shooting and fishing is the best to be found anywhere.



Cherry Tree (Royal Anne) Mr James Johnson's Ranch, Nelson

**Extracts from
Letter of
Jas. Johnston,
President
Nelson Agricultural
and Industrial
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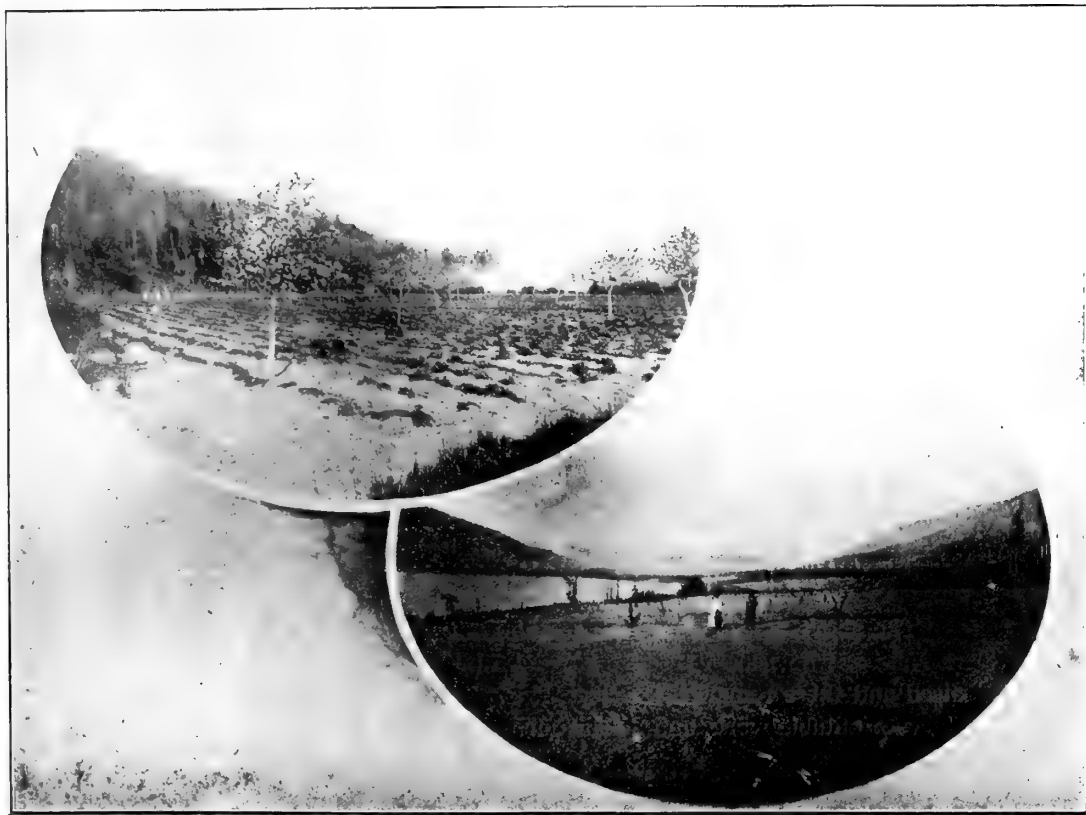
"I have traveled many times from the Atlantic to the Pacific and from Florida to the far North. Whether I have been in Europe or America I have always had my garden — as fruit growing is my hobby — but nowhere in my experiences have I had such splendid results as in my garden and orchard in Nelson.

"After leaving my Scotch University, and before I had seen British Columbia, I visited Great Britain twelve times. I was always sorry on leaving her shores, and thought my native place the best place to live in, when surrounded by wealth and connections. I still enjoy a visit there; but British Columbia will in the future be my home in poverty and wealth!

"I have no land to sell, and no axe to grind, but simply state facts as I find them."

**Sport with Rod
and Gun**

White Tail and Mule Deer, Cariboo, Mountain Goat and Grouse in the mountains afford fine sport to the hunter, while the fisherman will find excellent Great Lake Trout and Chad in the main part of the Lake. The fishing, where the mountain streams enter the Lake, is unexcelled. There are many places close to our land where Rainbow and Brook Trout can be got on the fly.



Bench Land Fruit Farms

PRICES PAID BY WHOLESALE HOUSES

Strawberries, per crate.....	\$2.75 to \$4.50
Raspberries, per crate.....	\$3.00 to \$4.00
Blackberries, per crate.....	\$3.50 to \$4.50
Plums, per 20-pound box.....	Opened 90c., closed 50c. to 60c.
Apples, per 40-pound box.....	\$1.35 to \$2.00
Cherries, per 20-pound box.....	\$3.00 (15c. per lb.)
Crabapples, per 40-pound box.....	\$1.50
Pears, per 40-pound box.....	\$1.75 to \$2.00
Cabbage	Per ton, \$50.00; per cwt., \$2.50
Turnips.....	Per ton, \$25.00; per cwt., \$1.25
Carrots	Per ton, \$40.00; per cwt., \$2.00
Beets	Per ton, \$40.00; per cwt., \$2.00
Onions	Per ton, \$30.00; per cwt., \$1.50
Potatoes	Per ton, \$25.00; per cwt., \$1.25

The above prices were paid to the fruit growers in Nelson in the year 1906 by Nelson wholesale houses. Taking into consideration the tremendous crops raised and these remarkable prices, it is plain that fruit farming in the Kootenay is very profitable work, and a fruit farm an excellent investment.



Cherry Tree

3 Year Old Apple Trees

Cherry Tree

Fruit Grown in the Kootenay Valley

IN CONCLUSION

The district is growing the finest fruit in Canada; it is recognized by unprejudiced experts to be the best in the Dominion; the Special Medal at London, England, December, 1905, and a record of highest honors at exhibitions and fairs are proof. Not only is the quality the best, but the crops are of almost an incredible size. The climate is ideal, the soil perfect, and the natural irrigation insures not only perfect fruit, but a perpetual independence to the fruit farmer. The early spring frosts are not to be feared. The local market is good, and, in addition, Winnipeg and the Western Provinces are a day nearer than other fruit lands. Labor is cheap, and only a small capital is required to set up an orchard. In fact, everything is in the Kootenay to make life pleasant and well worth living — pure water, beautiful scenery, a profusion of fruit and flowers and foliage, excellent hunting and fishing, no epidemics, blizzards or snow storms, neither mud nor alkali, no mosquitoes or flies.

Price and Terms

By our easy terms of sale this land is within the reach of any man who wants an ideal home at the most pleasant work, in the most perfect climate, with the most profitable returns.

10-acre farm, at \$100 per acre..... \$1,000 00

Cash one-third), \$333.33⅓.

Balance in one and two equal annual payments.

Interest, 6 per cent.



C. L. FISHER, PRESIDENT

W. H. HAMILTON, MANAGER.

The Fisher-Hamilton Co.

"If it's Real Estate
It's Our Business."

We are specialists in profitable investments in Western Canada.

We have the choicest investments: Farm lands, City Property and Fruit lands.

FARM LANDS.

Our co-operative System secures us every good bargain in farm lands in Western Canada.

CITY PROPERTY.

For the small investor we have City Lots at but a small advance over acreage prices in the most rapidly growing Cities. If you can invest \$5.00 per month upwad we want to hear from you.

FRUIT LANDS.

We are recognized authorities on Kootenay Fruit lands Wholesale and Retail. We select-
ed our land when the whole valley was open for selection,—Result is,—WE HAVE THE BEST.

Write us: Let us make money for you as we are doing for others. Our Record is—NOT
A DISSATISFIED CLIENT.

The Fisher-Hamilton Co.

615-616 ASHDOWN BLOCK

WINNIPEG, MANITOBA.

*1-10-1916
Imperial
Adm.*